

HOPYARD VILLAGE

3015 Hopyard Road, Pleasanton, CA

Massage Envy ~ SPA.



HOPYARD VILLAGE

RETAIL SPACE AVAILABLE FOR LEASE

 the econic company®

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PROJECT HIGHLIGHTS



Co-Tenants include Peet's Coffee, Bill's Café, C2 Education, The Hop Yard Alehouse, and more



Located at High Traffic Intersection of Hopyard Road and Valley Avenue



±37,700 Cars Per Day on Hopyard



Close Proximity to Hacienda Business Park with Thousands of Employees



Excellent Demographics with 107,390 Residents in a 3 Mile Radius and an Average Household Income of \$226,766

2025 Median Household Income

1 Mile: \$214,037
2 Miles: \$178,325
3 Miles: \$178,877

2025 Total Population

1 Mile: 16,635
2 Miles: 58,380
3 Miles: 107,390

2030 Median Household Income

1 Mile: \$244,792
2 Miles: \$205,569
3 Miles: \$206,490

2030 Total Population

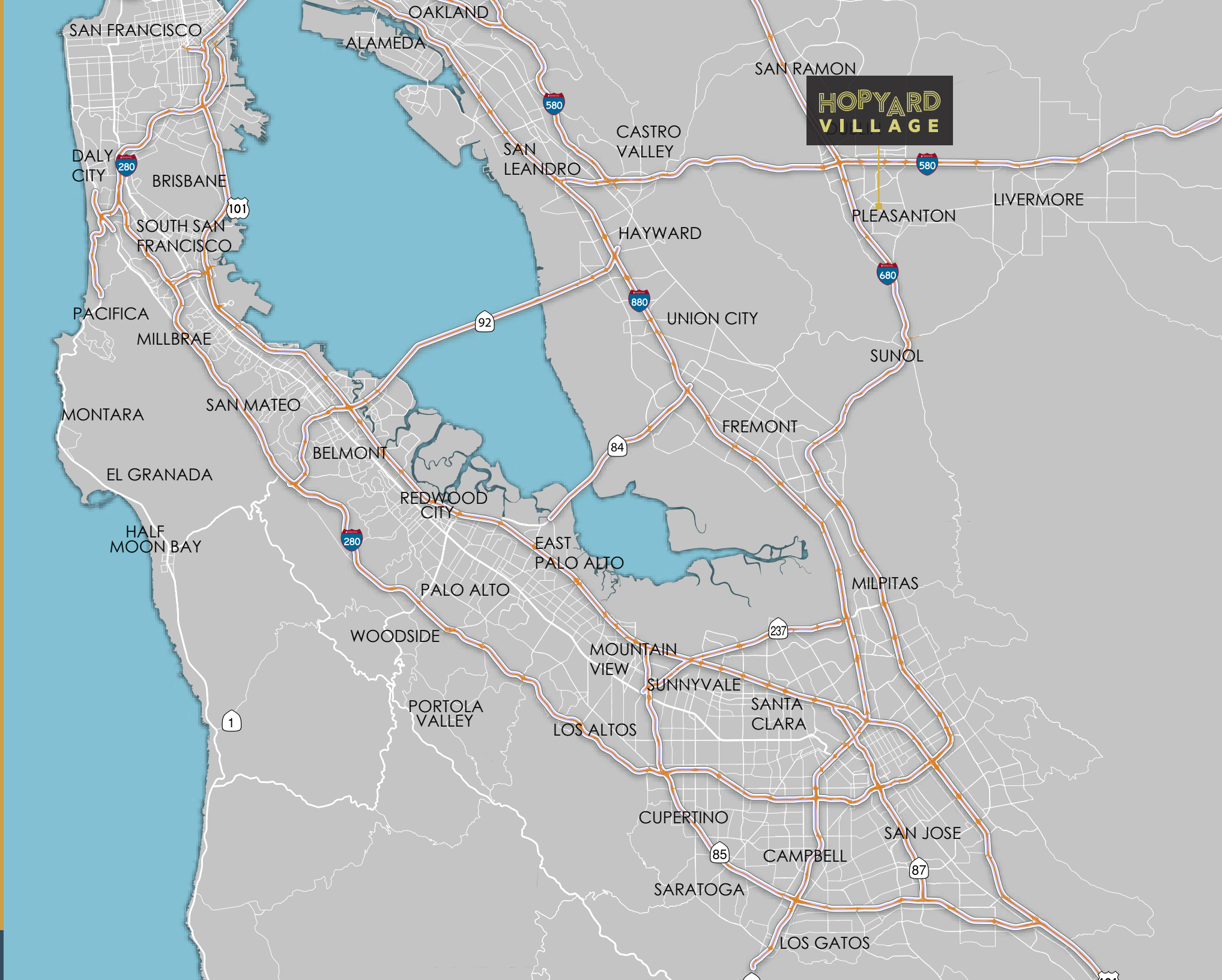
1 Mile: 16,615
2 Miles: 59,526
3 Miles: 109,080

Traffic Counts

Hopyard Rd: ±37,700 ADT
Valley Ave: ±14,600 ADT

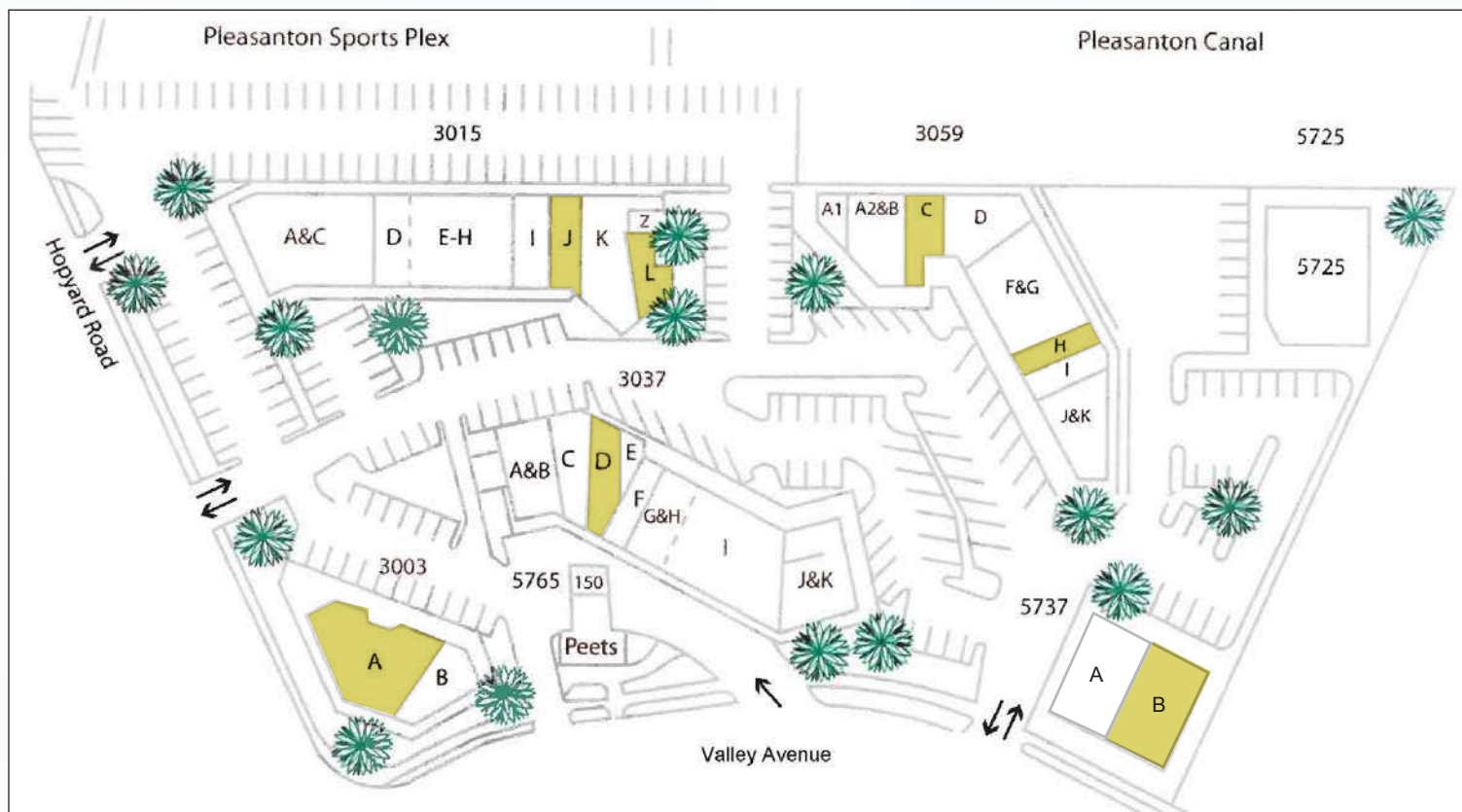
Daytime population

1 Mile: 17,918
2 Miles: 74,860
3 Miles: 134,591



LEASING PLAN

HOPYARD
VILLAGE



Building 3003

Suite	Tenant	SF
A	Available	3,820
B	C2 Education	

Building 3015

Suite	Tenant	SF
A-C	Bill's Cafe	
D	Edible Arrangements	
E-H	Hopyard Ale House	
I	The Coder School	
J	Available	840
K	Sato Japanese Restaurant	
L	Available	985

Building 3037

Suite	Tenant	SF
A-B	The Pilates Studio	
C	Pizza Bello	
D	Available	1,426
E	Gold N Time	
G/H	Under Par	
I	Orthodontist	
J/K	Treehouse Eyes	

Building 3059

Suite	Tenant	SF
A1	Nail Salon	
A2/B	Specialty Pharmacy	
C	Available	1,308
D	School of Rock	
F/G	Hashtag India	
H	Available	1,205
I	Mr. Pickles	
J/K	Pans on Fire	

Building 5725

Suite	Tenant	SF
5725	La Petite Daycare	

Building 5737

Suite	Tenant	SF
A	Pleasanton Veterinary Hospital	
B	Available	3,444

Building 5765

Suite	Tenant	SF
100	Peet's Coffee	
150	State Farm Insurance	

PLEASANTON TRADE AREA



HOPYARD VILLAGE

 **THE HOPYARD**
AMERICAN AND HOPPY CIGARS

 **Peet's Coffee & Tea**

 **PIZZA Bella**

 **MR. PICKLE'S SANDWICH SHOP**

 **PLEASANTON Veterinary HOSPITALS**
Since 1981

 **BILL'S Cafe**
FRESH JUICES of Pleasanton since 1977



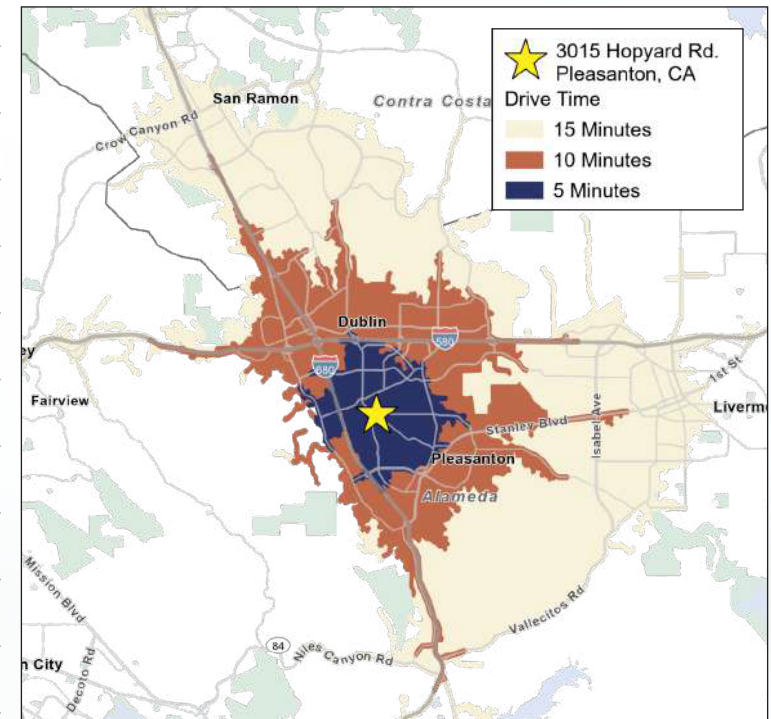
COMPETITION AERIAL





DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2025)	5 Min	10 Min	15 Min
2025 Total Population	26,739	99,568	222,405
2030 Projected Population (Estimated)	26,626	101,401	224,510
Median Age	41.9	40.4	40.3
Total Households	9,214	36,366	77,267
Total Owner Occupied Housing Units	6,525	21,084	50,257
Renter Occupied Housing Units	28.3%	39.6%	33.4%
Median Household Income	\$195,927	\$176,235	\$185,100
Average Household Income	\$237,172	\$223,982	\$230,064
Per Capita Income	\$81,767	\$80,703	\$80,018
Average Household Size	2.89	2.68	2.83



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